

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR July 10, 2019 MEETING

Members Present:	David Sunshine (Chair); Padraic Monks; Alison Anand (DRB alternate)
Members Absent:	Roger Pedersen; Matt Dyer; Gabriel Firman
Others Present:	Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Bruce & Cara LaBounty; Justin Willis; Jessica Arendt; Chuck & Terry Farr; Brian Youngberg; Bruce & Alyson Hoar; Suzanne Leavitt; David Barton

David Sunshine opened the meetings at 7:10 pm and requested participants sign in and provided an overview of what an interested party is and stated the procedures for the meeting.

Public Hearings:

Jessica Arendt- Application 2019-053 for Sketch Plan Review for a proposed 2-lot subdivision (creation of 1 new lot) at Parcel ID# MV0350, located at 350 Mountain View Rd, Richmond, within the Agricultural/Residential (A/R) Zoning District.

Jessica Arendt and Justin Willis sworn in. They have a design for two parcels on the last remaining undeveloped parcel on Mountain View Rd. The lot is over 15 acres. Design is for two single-family homes. Had enough water capacity for more lots, but thought two would be keeping in character of neighborhood. There is also a large ledge outcrop. Slopes between 11-18%. Steve Diglio of KAS prepared driveway design and stormwater retention. Still have refinements to make for plan. They invited Pete Gosselin, Town Highway Foreman, to come up to parcel about a small turn around for Town, since access to be at the end of Mountain View Rd. Ms. Arendt is willing to give Town an easement for turnaround.

Questions from the Board-

Mr. Sunshine reminds them that they would need a shared maintenance for the driveway. He inquires where the nearest utility access would be. Mr. Willis responds there is a pole across the street. Mr. Sunshine reminds them that the utilities for the lot have to be underground.

Ms. Anand asks what the slope of the driveway is. Mr. Willis replies that it complies with regulations and parts are 12%.

Ms. Anand ask how long the driveway is. Ms. Arendt relies long. Mr. Willis states that it is going to be expensive but didn't want to have more than two lots.

Ms. Anand ask if she is planning on selling Lot 2. Ms. Arendt states initially planned to sell to friends but not working out. So will be sold.

No further questions from the board.

Questions from the public-

Bruce Hoar, neighbor on Mountain View, states that excited that there are only two lots and not three. He is concerned about water onto his property.

Mr. Sunshine asks if the length of driveway would require a State General Permit. Mr. Willis replies that according to Steve Diglio, KAS, no.

1 Mr. Monks asks what the amount of impervious surface is. Mr. Willis not sure but believes it might be
2 on the plan.
3

4 Brian Youngberg, neighbor, concerned with run-off as well. Town has had to redo drainage ditch
5 recently. There currently is no drainage ditch on side of 350 Mountain View. Would existing culverts
6 of driveways need to be increased? Mr. Willis replies that Pete Gosselin has been to visit. Dig Safe as
7 well. Mr. Sunshine says Applicant should talk to Pete again to see what might be required. Also
8 engineer should be present. Mr. Willis states Engineer fully prepared to come to next meeting. Plan is
9 to keep stormwater contained on lot.
10

11 Ms. Anand inquires how large the wetland is. Mr. Willis replies less than ½ acre and considered Class
12 III. Had State Wetland on site as well, will share report with ZA.
13

14 Constance Harrison, Lawrence Rd, behind their home is forest, and is wondering how much will be
15 cleared. Ms. Arendt states she likes the look of the place, would like to maintain as many trees as
16 possible. Ms. Harrison confirms that Lot 1 for Ms. Arendt and Lot 2 to be sold. She state that the area
17 is wet, worries about more run-off. Ms. Arendt says that water flows NNW. Ms. Harrison says towards
18 Misty's side. Mr. Willis states what sheds off the ledge now will not change.
19

20 Mr. Sunshine states it would be helpful to have Steve Diglio, engineer, at Final hearing. DRB can
21 require for Final. Mr. Willis states Steve will be there.
22

23 Ms. Anand inquires if this is part of the Lawrence land. Is there any chance to connect Mountain View
24 Rd to Lawrence Road? Ms. Harrison states when she purchased in the 1980's Town said not pursuing
25 connection.
26

27 Mr. Hoar asks if this is the last hearing. Mr. Sunshine explains the applicants can either have the option
28 of preliminary then final or combined. But if going for combined the application needs to be perfect.
29

30 Mr. Monks states the Applicant will want to make sure that stormwater complies with State.
31

32 Mr. Sunshine commends Applicant for coming into sketch first. Ms. Arendt replies it is an opportunity
33 to hear what any concerns are.
34

35 No further questions from DRB or public.
36

37 Bruce & Cara LaBounty- Application 2019-062 for Preliminary & Final Subdivision Review for a
38 proposed 2-lot Subdivision (creation of one new lot) at Parcel ID # EM2900, located at 2900 East Main
39 St, Richmond, located within the Agricultural/Residential (A/R) Zoning District.
40 Zoning District.
41

42 Cara and Bruce La Bounty sworn in. Ms. LaBounty explains that neighbor has desire to buy two lots
43 approved under application 2019-012 and one more lot. Additionally, the neighbor is buying some
44 acreage. Selectboard has approved East Meadow Way as a new road name for Lots 4-6
45

46 Ms. LaBounty states wasn't sure if the DRB would want two separate road agreements or one
47 agreement between LaBounty Lane and East Meadow Way homeowners. Mr. Sunshine replies the less
48 paperwork the better.
49

50

51 Questions from the Board-

1 Mr. Monks ask if there is any change to Lot 5. Ms. LaBounty replies no change to 4 or 5.

2
3 Mr. Monks wonders why Lots 4, 5 and 6 don't just go to LaBounty Lane instead of new road. Ms.
4 LaBounty replies that there is some trees that they want to keep.

5
6 Mr. Sunshine states that on the plat it is very hard to see driveways, same issue that was mentioned on
7 previous subdivision. Ms. LaBounty states that the recorded mylar will have colored driveway.
8 Driveways more visible on site plan.

9
10 Mr. Monks explains that for Stormwater rules, if cumulative subdivision including original 2003
11 subdivision is over 1 acre then would require stormwater. Applicant will want to contact State for all
12 impervious is combined.

13
14 Ms. Anand states there appears to be a lot of wetlands on the property. Mr. Willis, who worked on this
15 application as well, states no wetland buffer on Class II buffer near interstate. Ms. LaBounty states
16 there will be no fill in the floodplain either.

17
18 Questions from the public- No further questions. Motion to go in deliberative session by Mr. Monks,
19 seconded by Ms. Anand. Passed 3-0.

20
21 Ms. LaBounty states they have a closing scheduled. Is it possible to have decision tomorrow? Mr.
22 Sunshine says not known until they discuss.

23
24 Chuck & Terry Farr- Application 2019-063 for Final Subdivision Review for a proposed 2-lot
25 subdivision (creation of 1 new lot) at Parcel ID# CE0445, located at 445 Cemetery Rd, Richmond,
26 located within the Agricultural/Residential (A/R) Zoning District.

27
28 Mr. Sunshine will have to recuse, that means there are only two members. Third DRB member will
29 have to view recording and then the DRB member will vote. Mr. Farr states that happened with
30 preliminary.

31
32 Chuck and Terry Farr are sworn in. Mr. Farr states he believes they have taken care of all items from
33 Preliminary Decision. He hasn't seen Krebs & Lansing driveway design yet. Applicants were waiting
34 for Water & Wastewater permit, which was issued Monday. Plan shows a fifty foot buffer from stream,
35 encouraged but not required. There is no work planned in the stream buffer.

36
37 Questions from the Board-
38 Ms. Anand ask which driveway is theirs. ZA shows her.

39
40 Mr. Monks reviews requirements from Preliminary Decision.

41
42 Discussion ensues about water and well. Farr's have lived there 40+ years and haven't had an issue
43 with well drying up.

44
45 The Applicants plan is to build new house on adjacent 60 acre property.

46
47 Questions from the Public- none.
48 No further questions from DRB or public. Motion to move into deliberative session once there is a
49 quorum by Mr. Monks seconded by Ms. Anand. Passed 2-0-1.

50
51 **Other Business**

1 Minutes to be approved:

2 June 12, 2019- to be reviewed at August meeting since not enough for quorum of those present in
3 June.

4
5 Motion to enter deliberative session at 8:15 by Mr. Monks, seconded by Ms. Anand, passed 3-0-0.

6
7 Out of deliberative at 8:45 pm.

8
9 Motion to approve App 2019-062 with conditions laid out in deliberative session by Mr. Monks, Ms.
10 Anand seconded. 3-0-0.

11 Adjourn:

12
13
14 Motion to adjourn the meeting at 8:45 pm by Mr. Monks, and seconded by Ms. Anand. Vote 3-0.

15
16 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB